

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fourth day of February 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting #3
February 4, 2004

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held February 4, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by Michael Myszka to approve the minutes from the January 21, 2004 Planning Board Meeting Motion seconded by Lawrence Korzeniewski and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - REALTY USA, 4909 TRANSIT ROAD, (SOUTH OF WILLIAM STREET).
PROPOSED ONE-STORY BUILDING WITH 9,350 SQUARE FOOTAGE. PROJECT NO. 0385.
CONTACT PERSON: PHILIP J. SILVESTRI.

Philip Silvestri, Silvestri Architects, Daniel Symoniak, Realty USA owner, and Peter Johnston, civil engineer presented to the Planning Board the site plan for the proposed 9,350 sq. ft. building located north of the NAPA store and south of Lancaster Bowling Lanes. Mr. Silvestri told the Planning Board that the original site plan showed a one-story building, but the site plan has been changed showing the 1,500 sq. ft. middle section of the building to be two stories with a basement. Mr. Symoniak stated that there are no specific plans for the second story area at this time. The basement will be used for storage. The front and middle of the building will be used by Realty USA. The rear portion of the building will be used by a future tenant. The entire exterior of the building will be brick veneer. The site plan shows double-load parking along the front of the building and single parking along the north side of the property, with a total of 41 parking spaces. Although the site plan does not show a lighting plan, Mr. Silvestri stated that there will be two light standards. The Planning Board stated that light standards cannot exceed 15' and must be shielded with flatlenses. The site plan shows an enclosed dumpster. Drainage - Town Engineer Robert Labenski stated that he had no issues with the drainage. Retention will be in the pipes. Councilmember Donna Stempniak asked if the parking lot for this project could connect with the NAPA parking lot to the south. Mr. Symoniak said that he had no problem with connectivity. The Planning Board requested that the owners explore connectivity with the adjacent parcels.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the comment that the Planning Board encourages connectivity with the adjacent parcels. Motion seconded by Michael Myszka and unanimously carried.

INFORMAL REVIEW - WILLIAM SCHUTT TO PRESENT PROPOSED TIM HORTON'S RESTAURANT AT NORTH SIDE OF GENESEE STREET, EAST SIDE OF HARRIS HILL ROAD.

Member Steven Socha told the Planning Board that he would be abstaining from the discussion of the informal review because he has a good friend that is employed by Tim Horton's.

Louis Terragoli, Director of Real Estate for Tim Horton's Restaurants, presented to the Planning Board the informal plan for a 1,600 sq. ft. Tim Horton's Restaurant at the northeast corner of Genesee Street and Harris Hill Road. The building will be identical to the Tim Horton's Restaurant on Walden Avenue near Central Avenue. The plan shows a 31-space parking lot and a drive thru lane that is separated from the rest of the property. The drive-thru lane will stack 19 cars. Mr. Terragoli told the Planning Board that the height of the fence along the north side of the property will be 3 feet for the first 30' beginning at Harris Hill Rd. The height of the rest of the fence along the north side of the property will be 6 feet. The Planning Board had concerns with the 3-ft. high section of the fence near Harris Hill Road and recommended that the fence be pulled back from the road so as to not interfere with the sight-line distance of the parcel directly to the north. The Planning Board asked about landscaping along the 6-ft. high section of the fence along the property line. Mr. Terragoli stated that a variance will be required from the Zoning Board of Appeals regarding the frontyard setback on Harris Hill Road. A 60-ft. setback is required. The plan shows a 17-ft. setback. Three Planning Board members had concerns with the proximity of the building to Harris Hill Road and recommended a 30 ft.-35 ft. setback. Three members felt the setback shown was adequate. The Planning Board recommended a revised design of the stacking lane to buffer headlights from the homes across Harris Hill Road and suggested low shrubs that would be high enough to block headlights, but not visually impair sight from the adjacent driveway. The Planning Board also suggested discouraging left turns from the driveway onto Harris Hill Road.

OTHER BUSINESS

Chair Keysa referred to Com. 2/4-13 from the New York State Dept. Of Transportation regarding the reconstruction of Transit Road near the New York State Thruway. Following a brief discussion, Chair Keysa asked Building Inspector Jeffrey Simme to have this item put on the agenda for the next Planning Board meeting on March 3, 2004. He also asked Town Engineer Robert Labenski to provide the Planning Board members in advance with a diagram of this area of Transit Road.

At 8:45 PM John Gober made a motion to adjourn the meeting. Motion was seconded by Rebecca Anderson and unanimously carried.